

WEST VALLEY BOARD OF ADJUSTMENT MEETING

**WEST VALLEY CITY HALL
3600 SOUTH CONSTITUTION BOULEVARD
COUNCIL CHAMBERS**

Wednesday, August 6, 2014

Board of Adjustment Meeting August 6, 2014 @ 6:00 p.m.

NON CONFORMING USES

B-9-2013 **MARIA PECK- 3795 S 5600 W- 'R-1-8' Zone-** An application has been submitted requesting a non-conforming use determination in order to continue keeping livestock on property located at 3795 South 5600 West.

VARIANCES

B-5-2014 **RAY OLSEN REPRESENTING ALLAN RUSHTON- 3912 S 5200 W- 'R-1-8' Zone-** A request has been submitted for a variance from Section 7-6-305(1) of the West Valley City Code. This section requires that the frontage of a lot in the R-1-8 zone be 80 feet. The applicant is requesting a frontage variance of 1.42 feet for the purpose of adjusting mutual property lines.

B-6-2014 **RAY OLSEN- 3916 S 5200 W- 'R-1-8' Zone-** A request has been submitted for a variance from Section 7-6-305(1) of the West Valley City Code. This section requires that the minimum side yard setback (opposite the garage side) in the R-1-8 zone be 8 feet. The applicant is requesting a variance of 1.03 feet from the existing dwelling to what will be a new property line.

B-7-2014 **MICHAEL IFTIGER- 2881 S 3600 W- 'M' Zone-** A request has been submitted for a variance from Section 7-6-1104 of the West Valley City Code. This section requires that manufacturing development sharing a boundary with existing residential uses shall maintain a minimum 20-foot setback for all structures and storage areas and shall include specific landscaping standards. The applicant is requesting a variance from this entire requirement.

B-8-2014 **STEVE YOUNG REPRESENTING WANDA SMITH- 3870 S 4000 W- 'R-1-8' Zone-** A request has been submitted for consideration to reduce the frontage requirements for various lots in the Smithsfield Subdivision. The R-1-8 zone requires the minimum frontage for a cul-de-sac lot to be 75 feet. The applicant has submitted a request to reduce the frontage of lots 10-14 to 72, 72, 73.5, 65 and 72.5 feet respectively.

OTHER

Approval of Minutes from July 2, 2014 (Regular Meeting)

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting. We will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac, 963-3282.